

SNAPSHOT of HOME Program Performance--As of 12/31/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Muncie

State: IN

PJ's Total HOME Allocation Received: \$9,895,843

PJ's Size Grouping*: C

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	C	Overall
Program Progress:				PJs in State: 12			
% of Funds Committed	95.67 %	91.58 %	3	90.66 %	86	87	
% of Funds Disbursed	83.77 %	88.00 %	9	81.06 %	52	54	
Leveraging Ratio for Rental Activities	3.32	2.94	6	4.62	47	40	
% of Completed Rental Disbursements to All Rental Commitments***	100.00 %	91.32 %	1	81.27 %	100	100	
% of Completed CHDO Disbursements to All CHDO Reservations***	90.60 %	87.76 %	6	68.23 %	84	88	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	84.93 %	81.99 %	4	79.86 %	48	54	
% of 0-30% AMI Renters to All Renters***	46.12 %	47.59 %	8	44.82 %	49	51	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	96.35 %	98.66 %	9	94.65 %	35	35	
Overall Ranking:			In State:	5 / 12	Nationally:	81 83	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$20,753	\$18,174		\$25,419	219 Units	30.10 %	
Homebuyer Unit	\$21,480	\$14,869		\$14,530	77 Units	10.60 %	
Homeowner-Rehab Unit	\$117,375	\$15,304		\$20,251	1 Units	0.10 %	
TBRA Unit	\$250	\$2,206		\$3,156	431 Units	59.20 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (201 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Muncie IN

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$57,788	\$62,172	\$117,375
State:*	\$63,989	\$74,000	\$19,532
National:**	\$89,640	\$72,481	\$22,984

CHDO Operating Expenses:
(% of allocation)

PJ: 1.4 %
National Avg: 1.1 %

R.S. Means Cost Index: 0.91

	Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:				
White:	49.3	53.3	0.0	62.9
Black/African American:	47.9	45.3	100.0	33.2
Asian:	0.0	0.0	0.0	0.0
American Indian/Alaska Native:	0.5	0.0	0.0	0.5
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.2
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.5	1.3	0.0	0.5
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	0.0	0.0	0.9
Asian/Pacific Islander:	0.0	0.0	0.0	0.2

ETHNICITY:

Hispanic	1.9	0.0	0.0	1.6
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HOUSEHOLD SIZE:

1 Person:	40.3	16.0	0.0	50.8
2 Persons:	20.4	22.7	0.0	21.6
3 Persons:	19.9	21.3	100.0	13.7
4 Persons:	11.8	16.0	0.0	7.2
5 Persons:	4.7	14.7	0.0	3.9
6 Persons:	1.9	9.3	0.0	1.9
7 Persons:	0.5	0.0	0.0	0.7
8 or more Persons:	0.5	0.0	0.0	0.2

HOUSEHOLD TYPE:

Single/Non-Elderly:	33.6	17.3	100.0	46.9
Elderly:	16.1	14.7	0.0	2.1
Related/Single Parent:	38.4	37.3	0.0	40.1
Related/Two Parent:	8.5	26.7	0.0	5.6
Other:	3.3	4.0	0.0	5.3

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	22.7	2.7 [#]
HOME TBRA:	0.0	
Other:	1.9	
No Assistance:	75.4	

of Section 504 Compliant Units / Completed Units Since 2001 17

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Muncie State: IN Group Rank: 81
(Percentile)
State Rank: 5 / 12 PJs Overall Rank: 83
(Percentile)
Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 73.60%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.54%	90.6	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	84.93	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.20%	96.35	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.500	2.55	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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